



**Florida Charter School Meeting of the Board of Directors  
January 25, 2019**

**Board of Directors**

Lourdes Isla Marrero (Board Chair) *(Present)*  
Todd German (Vice-Chair & Treasurer) *(Present)*  
Ana Diaz (Secretary & Parent) *(Present)*  
David Concepcion *(Absent)*  
Jenny Esquijarosa (Parent) *(Absent)*  
Dr. Bernard Kimmel *(Present)*  
Louis Marin (Texas (Vice-Chair Texas) *(Present)*  
Matthew Cox (Texas) *(Absent)*

**Non-Voting Officers**

Bernie Montero, President *(Present)*  
Suzette Ruiz, Vice-President *(Present)*

**Board Counsel**

Charles Gibson, Esq. *(Present)*  
Eleni Pantaridis, Esq. *(Present)*

**Minutes**

---

**1. Opening Exercises**

- a. Meeting called to order at 11:27 am
- b. Established a quorum

**2. Public Comment**

- a. There were no comments by the public at this time.

**3. Consent Agenda**

- a. **APPROVED:** The Board approved the Minutes from the December 14,, 2018 Board of Directors Meeting.
- b. **APPROVED:** The Board approved the following schools' Out of Field Waivers"
  - i. St. Lucie County
    - 1. Somerset College Prep #0712
  - ii. Miami-Dade County
    - 1. Somerset Academy Middle School South Homestead #6013
    - 2. Somerset Academy High School South Homestead #7034
  - iii. Broward County
    - 1. Somerset Academy Riverside #5387
- c. **APPROVED:** The Board approved the individual Revised and/or New Charter School Title I Budget Appropriation Details Forms for the 2018-2019 school year for the Title 1 distinguished schools, as necessary.
  - i. Miami-Dade County

1. Somerset Academy Middle South Homestead #6013
  2. Somerset Academy High South Homestead #7034
- d. **APPROVED:** The Board approved to authorize the Chair to submit any necessary amendment requests by the March 1<sup>st</sup> deadline.
    - i. Amendment Requests are due March 1<sup>st</sup> – Principals are to contact Kelly Mallon asap if they need to amend their charters (name changes, address changes, grade level increases, Title II funds, etc....).
  - e. **APPROVED:** The Board approved to submit new charter school applications (Attachment).
  - f. **APPROVED:** The Board approved to Receive & File Legal Report from Eleni Pantaridis, P.A.
  - g. **APPROVED:** The Board approved the Revised Articulation Agreement for the schools located in Miami-Dade County.
  - h. **APPROVED:** The Board approved to Receive and Filed the Quarterly Financial Statements for the period ending September 30, 2018.

*Motion to approve the consent agenda by Todd German; second by Dr. Kimmel; motion passed unanimously*

4. **Finance & Strategic Planning Committee Report** *(All items listed in this portion of the agenda will be enacted by one motion unless a Board or Staff Member requests to further discuss a particular item.)*

- a. **APPROVED:** The Board approved the Committee Minutes dated September 14, 2018.  
*Motion to approve the consent agenda by Todd German; second by Dr. Kimmel; motion passed unanimously*

5. **Action & Discussion Items**

- a. Financial Report
  - i. Voter Approved Teacher Raises & Supplements *(Alina Chester)*
    1. Recommendation to approve to match the MDCPS 2018-2019 Raises and Supplements for the charter schools located in Miami-Dade; review of budget impacts.
    2. The Chair requests is a sub-committee can be formed to discuss further the 19-20 increases.
    3. Board Member German discusses working closely with other networks to better communicate items which effect other networks.
    4. Palms would require a \$20k increase in the grant to cover.
    5. **APPROVED:** The Board approved to match the MDCPS 2018-2019 Raises and Supplements for the charter schools located in Miami-Dade County; further approving the creation of a sub-committee to discuss future year increases.  
*Motion to approve by Lourdes Isla; second by Louis Marin; motion passed unanimously*
  - ii. Follow up from previous meeting on schools with budget deficits.
    1. Somerset Jefferson
    2. Somerset Silver Palms
    3. Somerset Elem South Homestead
    4. Somerset College Prep
    5. Somerset Princeton
    6. Somerset Kendall
    7. Somerset Miramar
  - iii. Approval of Updated Loans / Grants
    1. Somerset Miramar \$90k to Inc.
    2. Somerset College Prep \$90k from Inc.
    3. Somerset Silver Palms \$131,610 repayment to Princeton
    4. Somerset SoHO Elem \$125k to Inc.
    5. Somerset Kendall \$125 from Inc.
    6. Somerset Jefferson Elem \$450k from Inc.
    7. Somerset Jefferson Middle \$260k from Inc.

8. Somerset Jefferson High \$435k from Inc.

- iv. **APPROVED:** The Board approved to adopt the Revised Annual Budgets for the individual schools, as mentioned above.  
*Motion to approve by Todd German; second by Ana Diaz; motion passed unanimously*
- b. School Data Reports
  - i. Somerset Lakes – Principal Clint Duvo
  - ii. Somerset Key – Principal Dennis Mulrooney
  - iii. Somerset Pines – Principal Donna Kaye
  - iv. Somerset Eagle Prep – Principal Tunji Williams
  - v. Somerset Riverside – Principal Michelle Rivas
- c. Update on JFK A/C Control System Purchase Request
  - i. Presentation and description of proposal.
  - ii. The board requests an update on the cost savings once they are determined.
  - iii. **APPROVED:** The Board approved for Somerset JFK to purchase the A/C Control System from Carrier.  
*Motion to approve by Todd German; second by Ana Diaz; motion passed unanimously*
- d. Update on relocation and consolidation of Pompano and Pines
  - i. Donna Kaye states that an offer was made to the church that the school would pay 3 months additional rent to let them out of the lease early; casual conversations with the church suggest that 3 months would not be enough; suggestion has been made to stay or pay out the rest of the lease. Charles states that he has not spoken with the attorney; he suggests possibility to tell the church that the school is leaving and cannot pay. It appears that the school is the church's primary source of income as there are very few parishioners.
- e. Review and possible action regarding the Lease / Purchase agreement between Christ Journey Church and Somerset Academy, Inc. for the future Sunset site.
  - i. Danny Diaz recaps the ongoing negotiations; 99 year lease for 13.4 acres for \$10,672,000 with unconditional option to convert to fee simple for an additional \$250k; discussed HB; the church would build facility which would contain classrooms for approx. 300 kids; would like to lease those classrooms and then determine later whether to build a separate school building; worst case is Somerset could resell the land. Contingencies exist – deal is structured that once the agreement is ready to be executed there are 70 days (upon execution of the contract) to close on the deal; \$300k deposit is due now, but is fully refundable with the 70 days; working on obtaining zoning approval for substantially compliant facility; this is a must to determine if the purchase will be made.
  - ii. **APPROVED:** The Board approved the transaction and the documents in their substantial form authorizing the Chair and Counsel to make changes, as deemed necessary.  
*Motion to approve by Ana Diaz; second by Lourdes Isla; motion passed unanimously*
- f. Facility Lease between Wellington School Property, LLC and Somerset Academy, Inc. for the facility located at 1000 Wellington Trace, Wellington, Florida 33414.
  - i. Lease review by Charles Gibson
    - 1. Review of the Site – Site consists of 4 buildings; review of lease rate / ramp up; lease rate is high compared to other sites; triple net lease; 1025 students currently zoned for; former site of Eagle Arts Academy K-8; David Cohen believes that the school was overall successful, but there was a falling out between the administrator and the board which resulted in the loss of enrollment; zoned K-12; the board would like to see a budget and an enrollment analysis. Gema reports that the facility is in great condition & the landlord is working on any repairs / updates to the facility at this time. Todd discusses recent changes in tax laws with regards to triple net leases that he suggests to look into. If needed, the board will call a special meeting for this item.
  - ii. Tabled: Acceptance of Independent Lease Evaluation
  - iii. Tabled: Approval of Facility Lease
- g. **APPROVED:** The Board reviewed and approved the Internship Program Memorandum of Understanding (MOU) between Somerset Academy, Inc. and Doral College, Inc.; further requesting approval to authorize the President to execute the agreement.
  - i. Similar to what the districts sign with different colleges; step 1 to go to CIE for licensing; then gets sent to the accreditor for accreditation; then final approval by the FLDOE; offers teachers a wide array of experiences prior to going into the classroom.  
*Motion to approve by Dr. Kimmel; second by motion passed unanimously*

- h. Miami-Dade County - New Homestead Site (3000 SE 9<sup>th</sup> Street, Homestead, Florida)
  - i. Existing school site; currently a 6-12.
  - ii. **APPROVED:** The Board approved to negotiate to open the Somerset Academy Sunset Middle & High School Charter Applications at this site for a 2019-20 opening; further approving to amend the charter names.
  - iii. **APPROVED:** The Board approved to amend a nearby K-5 (adding an additional site to an existing charter – suggested Somerset SoHo Elem) to serve the elementary grades at the site for one year only.
  - iv. **APPROVED:** The Board approved to submit a new K-5 charter for this site to open August 2020.  
*Motion to approve 5bii-iv by Ana Diaz; second by Dr. Kimmel; motion passed unanimously*
- i. St. Lucie County – Site Plan Approval Effort for the Southern Grove Vocational Campus
  - i. **APPROVED:** The Board reviewed and approved the Proposal from EDC Engineers for their scope of services related to the project for \$47,130.
  - ii. **APPROVED:** The Board reviewed and approved Civica’s scope of services related to the project for an estimated not to exceed cost of \$30,000.  
*Motion to approve by Ana Diaz; second by Lourdes Isla; motion passed unanimously*
- j. Approval of Revised Vision / Mission Statement
  - i. VISION:
    - 1. Current: Somerset Academy is dedicated to providing equitable, high-quality education for all students.
    - 2. Proposed: Empowering students to explore global learning opportunities to promote and enrich their communities and the communities we serve.
  - ii. PURPOSE:
    - 1. Current: Somerset Academy, Inc. promotes a culture that maximizes student achievement and fosters the development of accountable, 21st century learners in a safe and enriching environment.
    - 2. Proposed: Somerset Academy, Inc. promotes a transformational culture that maximizes student achievement and the development of accountable, global learners in a safe and enriching environment that fosters high-quality education.
- k. Other Items by Board Members, Staff, or ESSP
  - i. Lourdes Isla announces her resignation from the Somerset Academy, Inc. Board of Directors. She will continue on the Foundation and thanks everyone for working alongside with her for so many years. The individual board members thank Lourdes for her service to the board.
  - ii. Todd German asks if Board Member Shaw would like to address the Board. Mr. Shaw states that it is an honor to be here today as he was a former principal at this site. Todd asks if he can call him to discuss any future needs or concerns; Mr. Shaw says that he will absolutely be available.
  - iii. Erika requests permission to purchase one additional bus; although she needs two, she doesn’t have enough students to fill a full 2<sup>nd</sup> bus.
    - 1. **APPROVED:** The Board approved the purchase of one new bus for approx. \$115k.  
*Motion to approve by Ana Diaz; second by Dr. Kimmel; motion passed unanimously*
  - iv. **APPROVED:** The Board approved to authorize the individual principals to execute the Title 1 reimbursement letters in Palm Beach County.  
*Motion to approve by Ana Diaz; second by Dr. Kimmel; motion passed unanimously*
  - v. Jim Pegg addresses the board and announces....
  - vi. Kelly Mallon states the need to elect a new board chair with accreditation coming up and charter applications being filed. Louis Marin nominates Todd German; Dr. Kimmel seconds.
  - vii. **APPROVED:** The Board approved to elect Todd German as the Board Chair for Somerset Academy, Inc., effective immediately.  
*Motion to approve by Louis Marin; second by Dr. Kimmel; motion passed unanimously via roll call (Yay – Ana Diaz, Dr. Kimmel; Louis Marin, Todd German. Nay – None)*
  - viii. Mr. German requests that Ms. Isla continue to make herself available for curriculum support.

## **6. Announcements & Notifications**

- a. Upcoming Meetings
  - i. March 4<sup>th</sup> at 12pm via Zoom (Board Members are invited to attend the meeting in Jefferson County; please contact Kelly Mallon if you plan to attend in person).
- b. Other Events
  - i. National Charter School Conference is June 30 – July 3 in Las Vegas (For more info: <https://ncsc.publiccharters.org>)
  - ii. Notification of the change the date of the Somerset Academy, Inc. District Spelling Bee from Tuesday, February 26th to Thursday, April 18th.

## **7. Adjourned Meeting**

The minutes were adopted by the Board of Directors at a meeting held on March 4, 2019.